September 10, 2009

List 2

DRAFT, September 2009

Indicator	Availability of Data/Information	Frequency of Updates	Geography of the Indicator (County, Municipality, Region, State)	Empirical Data vs. Derived Analysis	What does the indicator tell us? What Goal is it Accomplishing?	Issues with Indicator	Who is responsible for Reporting?	Workgroup Recommendation
1. Housing Choices, including affordability:								
1. Geographic Measures of Opportunity- Mapping based on census tract level data pertaining to economic opportunities, mobility, neighborhood health, and education quality to provide an opportunity frame of analysis alongside housing indicators.	DHCD, Census, MD School Report Cards, etc.	3-5 years	Census Tract	Derived Analysis	CPHA believes one key question for smart growth is, "Can everyone share in the benefits of smart growth?" If housing growth in higher opportunity areas is all unaffordable, and if all affordable housing is concentrated in areas of lower economic opportunity, then how will citizens of **all** income levels have access to the housing choices and options we strive for in Maryland's smart growth vision for housing?	No Consensus Reached on This Item. DHCD is opposed to using an index as part of this indicator process for many reasons but is open to discussing it as a separate project. CPHA believes that the Task Force should commit now to undertaking such a process and including such a measure in the smart growth housing indicators.	DHCD or contracted academic institution	No consensus on this indicator. Recommended for further consideration.
CPHA / CBF Finding ↓								
2. Finding: Building permits are a reliable data source for monitoring new growth, construction & housing development and limited info is currently collected. **Recommendation**: CPHA and CBF propose that the State consider working with municipalities to revise building permits to include new information useful for reporting new growth. This could be especially helpful in light of data lost through decennial census switch to short form. Additional information could include: 1) amount of impervious surface created 2) For residential projects: a) (Size): Single family: # of BR; Multi family, # of units, # of BR per units. c) Owner intent: owner occupy, sale, rent, subsidized rent. D) is dwelling will be accessible for persons with disabilities.	TBD	TBD	County and Local Government	Empirical	Indicates greater detail about type of growth taking place and what surface changes are being made in development process.	Presented as finding and recommendation for further consideration.	Local Governments	Presented as finding and recommendation for further consideration.
3. Housing Unit Characteristics a. Number / Percent Occupied vs. Vacant Housing Units b. Number/Percent Single Family, Multifamily, Mobile Home, Other c. Vacancy Rates - Homeowner/Rental	Decennial Census and ACS data with different reporting cycles depending on population size	Decennial and 1, 3 or 5 year ACS	State, County	Empirical	Provides an overview of basic housing characteristics	1. Annual ACS data is available for 16 Maryland counties, 3-year averages for 23 (excluding Kent) and 5-year averages for all. 2. It should also be noted that data cannot be compared between the different reporting cycles	DHCD	Good Indicator, but information is limited or difficult to collect.
4. Rental Characteristics - Number and percentage of existing / total rental housing units that are affordable at 30/60/80 % of AMI.	ACS Data for counties with different reporting cycles.	1 year or 3 and five-year averages	State, County	Empirical	Indicator provides snap shot of affordable housing opportunities on the rental side. Helps identify the available housing choices in local communities	See note above regarding ACS data. Data is collected and available by price range rather than AMI. It may require picking price points.	DHCD	Good Indicator, but information is limited or difficult to collect.
5. Rental Characteristics - Rental Units by Bedroom Sizes (0-1 BR, 2 BR, 3 BR, 4+BR)	ACS Data for counties with different reporting cycles.	1 year or 3 and five-year averages	State, County	Empirical	Identifies scope of housing options for families	ACS has the number of renter/owner units by bedroom sizes	DHCD	Good Indicator, but information is limited or difficult to collect.
6. For Sale Characteristics a. Annualized Housing Sales Activity / Volume by County b. Number / Percentage of homes at various price increments or for sale below X price target by County (30/60/80/120) % of AMI.	MRIS and MDP	Monthly and Yearly	State, County	Empirical data	Identifies the market supply of affordable/workforce for sale housing. A central indicator to identify local affordability.	Data is collected and available by price point rather than AMI. It may require picking price points.	DHCD	Good Indicator, but information is limited or difficult to collect.
7. Foreclosure Rate	Data is assembled by DHCD on a county wide and zip code level.	Monthly	Zip Code and County	Empirical Data	Identifies market/household challenges, health of communities, and potential redevelopment opportunities.	Indicator is relevant to current events but is not central to ongoing growth debate.		No consensus on this indicator

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8. New residential building permits valued over $50,000 geo coded by type (single family attached / detached; two family; multi-family; mobile homes; other shelter; mixed use); inside and outside PFAs	BMC (PFA data required by law for locals to submit and be in place by 2011)	Annual	State and County	Empirical	Identifies			
9. Subsidized & Affordable Housing Inventory /Demand: Number of Subsidized rental housing opportunities - existing & new. Where possible, include breakout of unit details such as affordability levels (30/60/80% AMI), number of bedrooms (0-1, 2, 3, 4+), accessible units designated for the elderly and non-elderly disabled as defined by FHA (Fair Housing Act) or UFAS (Uniform Federal Accessibility Standards) accessibility standards. The subsidized total would include: i. Public Housing Units (From 25 Housing Authorities) and Wait List ii. Affordable Rental (From DHCD, HUD and other properties) and Vacancy Rate iii. Housing Choice Vouchers (from 26 housing authorities) and waiting list iv. Other Affordable Units (such as from MPDU Programs - include HO units)	DHCD survey/research of HUD, Housing Authorities, & Local Governments.	Yearly	State, County, zip code.	Empirical	Indicates available supply and location (where possible) of affordable rental housing.	CPHA would like unit characteristics and location if possible. DHCD knows that the availability and accessibility of the information is limited. The data is maintained by a range of government entities - DHCD does not have oversight over all affordable housing in MD. It requires significant staff time to solicit and assemble. If data is not available from the other entities, there is no stick to make them get it or do it. There may be a confidentiality issue with this indicator. Data is difficult to collect.	DHCD	OK. Recommend further study because unit type and location may be difficult to collect.
10. **Housing production / growth -** New residential building permits geo coded by type, if possible (single family attached / detached; two fam; multi-fam; mobile homes; other shelter; mixed use); inside and outside PFAs	Residential permit data in and out of the PFA required by House Bill 295.	Annual	State, County.	Empirical	Identifies extent and type of new construction activities.	Notes: HB 295 requires reporting on new lots and issuance of (all) residential and commercial building permits inside and outside PFAs. BMC collects bldg permit data to building type specificity, but on permits valued at $10,000 or more	Local Governments	OK, recommend further study on availability of building permit data.
2. The Impact of Growth on the Environment, including Land, Air, & Water:								
11. Air Quality (NO_2 , SO_2, CO, Pb, O_3, Fine particulates	Available from MDE	Monthly	Available for 26 stations around the State. Coarsely, regional	Empirical	Air Quality. GOAL: Quality of Life and Environmental Protection	MDE monitors 26 stations around the State. Not every county has a station, and they are clustered around Baltimore. Much of Maryland's air pollution comes from other states; quality is affected by weather and winds; factors other than growth (pollution control programs, the economy) have large impact.	MDE-ARMA	Bad Indicator, but nothing better for air quality. VMT may be a better indicator.
12. Amount of impervious surface	Changes in impervious cover could be captured from development plans and building permits during the development review process.	Annually	Municipality, County, watershed	Empirical Data from building permits.	The percent impervious surface in a watershed correlates with the health of aquatic resources. The watersheds with the highest values for this indicator offer the greatest potential for implementation of best management practices whose objective is to filter runoff and moderate runoff peak velocities. GOAL: Environmental Protection.	Not readily available at this time.	Local governments	Good Indicator, but information is limited or difficult to collect.
13. New and Existing septic systems with nitrogen removal technology	Available from MDE/Local Governments	Annual	County	Number of septic systems is empirical; pounds of nitrogen released could be derived	Tells us the number of existing septic systems that were upgraded and new septics that have nitrogen removal technology. This is an indicator of environmental protection. GOAL: Environmental Protection		MDE/Local Governments	No consensus on this indicator

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14. Acres of developed land by primary stormwater treatment type: structural/non-structural, connected/disconnected, ponds/LID, and acres compliant with SWM Act.	Could be captured during development review process or NPDES inventories.	Annual	Municipality and County	Empirical	When redeveloped, areas must institute stormwater control, although less stringent than those applicable to new development. GOAL: Environmental Protection and Resource Conservation		Not clear.	No consensus on this indicator
15. Acres of previously developed land redeveloped under new stormwater management regulations	Not clear	Annual	Municipality and County	Empirical	When redeveloped, areas must institute stormwater control, although less stringent than those applicable to new development. GOAL: Environmental Protection and Resource Conservation		Not clear.	Good Indicator, but information is limited or difficult to collect.
16. Acres of newly developed land under new stormwater management regulations	Not clear	Annual	Municipality and County	Empirical	When developed, areas must institute stormwater control, GOAL: Environmental Protection and Resource Conservation		Not clear.	Good Indicator, but information is limited or difficult to collect.
17. Percentage of streams sampled with each score (1 through 5) on the Benthic Index of Biotic Integrity (IBI) (non-tidal)	Available from DNR/RAS/MANTA	Every 3 to 5 years	MD 8 digit watershed	Empirical	Health of streams. GOAL: Environmental Protection and Resource Conservation	Sampling is random and may not be representative. Different streams may be sampled each time. Tenuous relationship to smart growth.	DNR	More study or seek other indicators
18. Percentage of streams sampled with each score (1 through 5) on the Non-tidal Fish Index of Biotic Integrity (IBI)	Available from DNR/RAS/MANTA	Every 3 to 5 years	MD 8 digit watershed	Empirical	Health of streams. GOAL: Environmental Protection and Resource Conservation	Sampling is random and may not be representative. Different streams may be sampled each time. Tenuous relationship to smart growth.	DNR	More study or seek other indicators
19. Acres retrofit with stormwater controls	Available from MDE for jurisdictions covered by MS4 permits	Annual	County	Empirical	A great deal of development occurred before the stormwater programs began. Retrofitting is (or is going to be) required in Municipal Separate Storm Sewer System Permits (MS4 Permits). GOAL: Environmental Protection	This indicator is not directly related to growth, but it does represent investment in land management to restore the environment. It may not be available in all jurisdictions.	MDE	More study or seek other indicators
3. The Fiscal Cost of Growth:								
20. Police	County/Municipalities	Annual	County/Many municipalities	Empirical	Predominant Public Service with all growth	Ability to maintain 2.5 officers per 1,000 population May need to be changed to address fiscal cost instead of population ratio.	Counties/Many municipalities	Good Indicator, but information is limited or difficult to collect.
21. Annexation by Municipalities	All Municipalities	Annual	Municipalities	Empirical	With HB1141 Requirements, Capacity/Density		Municipalities	More study or seek other indicators
22. School Construction	Counties	Annual	Counties	Empirical	Adequacy of facilities based on growth/carrying capacity	Inconsistency of acceptable capacity levels from county to county school system.	Counties	More study or seek other indicators
23. Park Acquisition and Development	Counties/Municipalities/DNR	Annual	County/City/state/Regional	Empirical	Ability to meet national standards in growth	Non-standardization of parks, better held to counties and municipalities only, except DC Suburban	County/City/State/Regional	More study or seek other indicators
24. Per capita capital spending inside and outside the PFA	DLS/Local Governments	Annual	County/Municipality	Empirical	Over time, this indicator could indicate a trend about growth-related spending inside and outside PFAs	Will take time to show trends	Counties Municipalities	More study or seek other indicators
5. The Impact of Transportation on Growth:								
25. VMT per capita	MDOT/SHA	Annual	Statewide/region	Derived estimates	VMT/per capita indicates the travel effect/behavior of different growth patterns. Smart Growth land development patterns, which are characterized by mixed-use, compact, and walkable with good quality designs, tend to produce fewer VMT/per capita because residents in these communities travel shorter distances, and use transit, walking and biking more to their destinations thousing units reduce the need for motor vehicle travel and reduce energy consumptions		MDOT/SHA	No consensus on this indicator.
26. Number of housing units, number of jobs within 1/2 mile of a transit stop	See above re: jobs data. Transit data available from MTA.	Annual	State / County	Derived from empirical	Indicates transit accessibility in communities. Goal: increasing transit accessibility	Housing unit information by 1/2 mile radius does not include multi-family dwellings. Jobs data is incomplete and sometimes inaccurate.	MDOT/MDP	Good Indicator, but information is limited or difficult to collect.
27. Number of dwelling units, square footage of industrial/commercial inside and outside the **PFA** within 5 miles of a highway interchange.	Would require geo-coded building permit data. (SHA/MDP/County/Municipality)	Annual	County/region/municipality	Empirical	It indicates a degree of sprawl or Smart Growth due to transportation accessibility improvement.	Difficulties getting data together.	MDOT/MDP	Good Indicator, but information is limited or difficult to collect.

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28. Number of Access Permits Outside/Inside PFA and/or number of centerline miles of uncontrolled access roads.	SHA can provide for county level	Annual	County/region/municipality	Empirical	An increase would measure undesirable growth patterns outside the PFA	Can counties provide such data too?		No consensus on this indicator.
29. #DU or SF of office/commercial permitted that DID and did NOT require mitigation on county or state road.	Counties/SHA	Annual	County/Municipality	Empirical	Could provide indication of added strains to state transportation network. (Cumulative effects of smaller projects that are not mitigated).	Building permit data at local level is key.		Good Indicator, but information is limited or difficult to collect.
30. Pedestrian Accessibility(Median Block size)	?		municipality/large activity centers/PFAs	derived analysis	shows walkability. Goal: increasing walkability in PFAs	data collection		Good Indicator, but information is limited or difficult to collect.
31. Road/Street Connectivity (centerline miles/Sq Mile, intersections/Sq mile)		?	PFAs	derived analysis	shows Smart Growth street patterns	data collection		Good Indicator, but information is limited or difficult to collect.
32. Percent use of park and ride facilities	SHA	Annual	(per facility(?)	Empirical	Use of transportation alternatives.	Tenuous relationship to smart growth.	MDOT	More study or seek other indicators
33. Miles of marked bike lanes in PFA areas	County/SHA	Annual	County/PFA	Empirical	Indicates investment in alternative transportation modes.	Tenuous relationship to smart growth.	MDOT	More study or seek other indicators
6. The Impact of Growth on Business, including Job Creation, Fiscal Impact, Agribusiness, Toursim, & Forestry:								
34. Jobs in and out of the PFA	DLLR (ES-202)/MDP/local governments	Annually	County	Empirical	This is a measure of patterns of non-residential growth over time.	Data accuracy and availability	MDP/County	Good Indicator, but information is limited or difficult to collect.
35. Tax revenues by source	Census; Comptroller's Office	Annual	State/County	Empirical	Revenues and expenditures can indicate the general economic picture of the State		County	More study or seek other indicators
36. Expenditure data by type	Census; Comptroller's Office	Annual	State/County	Empirical				
37. Employment by industry	U.S. BLS, U.S. BEA, DLLR (ES-202)	Quarterly/Annually	County	BLS and BEA data are derived, but ES202 data are supposedly empirical	We could track the relative strength of specific industries. We may find trends showing that certain industries decline or grow faster or slower in those counties with higher rates of population growth or new development.	We could highlight a relationship between growth and employment/wage trends, but it wouldn't establish a causal relationship as anticipated by the indicator bill's wording. There are some concerns about the ES-202 data, though generally they are considered reliable. Could possibly do a shift-share analysis to breakdown the cause of any change in employment to changes in the national economy, changes in the industry nationally, or changes locally.	County	More study or seek other indicators
38. Wages by industry (total, average weekly wage per worker, and relative to state totals)	U.S. BLS, U.S. BEA, DLLR (ES-202)	Quarterly/Annually	County	BLS and BEA data are derived, but ES202 data are supposedly empirical			County	More study or seek other indicators
39. Number of establishments by industry	DLLR (ES-202)	Quarterly/Annually	County	Empirical			County	More study or seek other indicators